

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b. (3) to permit 20 parking spaces in lieu of the required 32 spaces, & Section 238.2 to permit a sideyard setback of 10 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Requirement of 32 parking spaces is too restrictive considering size of lot and impose both hard ship and practical difficulty.
The required 30 foot setback on Willow Avenue would eliminate the proposed entrance at York Road and also 7 new parking spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Taco Bell
(Type or Print Name)
Signature Thomas Mueller, Regional Manager
14 Ballistian Court
Baltimore, Maryland 21237
City and State

Legal Owner(s):
James C. Swartz
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
E. Harrison Stone
(Type or Print Name)
Signature
102 West Pennsylvania Avenue
Baltimore, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commission of Baltimore County, this 27th day of May, 1981, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 15th day of July, 1981, at 1:30 o'clock P.M.

Signature
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE corner of York Rd. and Willow Ave., 9th District : OF BALTIMORE COUNTY
JAMES C. SWARTZ, Petitioner : Case No. 82-19-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

resubmit to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therewith,

and of the passage of any preliminary or final Order in connection therewith.

Signature
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of June, 1981, a copy of the foregoing

Order was mailed to E. Harrison Stone, Esquire, 102 W. Pennsylvania Avenue, Towson,

Maryland 21204, Attorney for Petitioner; and Mr. Thomas Mueller, Regional Manager,

Taco Bell, 14 Ballistian Court, Baltimore, Maryland 21237, Contract Purchaser.

Signature
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 9, 1981

CHIEF CLERK: 1000
101 W. Chase Avenue
Towson, Maryland 21204

6000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
Department of Public Works
Department of Planning
Department of Building
Department of Health
Department of Social Services
Department of Industrial Development

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 197
Petitioner - James C. Swartz
Variance Petition

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Lynn Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. POST, P.E.
DIRECTOR
May 25, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #197 (1980-1981)
Property Owner: James C. Swartz
N/E corner York Road and Willow Avenue
Acres: 14,242 sq. ft. District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Willow Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with a fillet area for sight distance at the intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards and specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #197 (1980-1981)
Property Owner: James C. Swartz
Page 2
May 25, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

Signature
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:bb

cc: Jack Wimbley

N-W Key Sheet
37 NE 3 Pos. Sheet
NE 10 A Topo
70 Tax Map

Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 11, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: ITEM: #197
Property Owner: James C. Swartz
Location: N/E corner York Rd. (Route 45) & Willow Ave.
Existing Zoning: BR-CSA
Proposed Zoning: Variance to permit 20 parking spaces in lieu of the required 32 spaces and to permit a side setback of 12' in lieu of the required 30'.
Acres: 14,242 sq. ft.
District: 9th

Dear Mr. HAMMOND:

On review of the site plan of April 3, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

Signature
By: George Wittman

CL:GW:vr

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

P.O. Box 717-707 North Calvert St. Baltimore, Md. and 21203

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
(410) 321-1001

June 16, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #197, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner: James C. Swartz
Location: NE corner York Road and Willow Avenue
Acres: 14,242 sq. ft.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

A detailed landscape plan should be submitted.

Very truly yours,

Signature
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE July 21, 1981

BY Mary Compagno

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 21st day of July, 1981, that the herein Petition for Variance(s) to permit twenty (20) parking spaces in lieu of the required 32 spaces and a side yard setback of twelve (12) feet in lieu of the required 30 feet, in accordance with the site plan prepared by Lyon Associates, Inc., dated April 3, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, and further, a separate landscape and screening plan being submitted and approved by the Current Planning and Development Division.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County



STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 197 - ZAC - Meeting of April 28, 1981
Property Owner: James C. Swartz
Location: NE/Corner York Road & Willow Avenue
Existing Zoning: BR-CSA
Proposed Zoning: Variance to permit 20 parking spaces in lieu of the required 32 spaces and to permit a side setback of 12' in lieu of the required 30'.

Acres: 14,242 sq. ft.
District: 9th

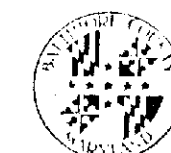
Dear Mr. Hammond:

The requested variance to parking can be expected to add to the very bad parking in the area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/aza



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

May 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #197, Zoning Advisory Committee Meeting of April 28, 1981, are as follows:

Property Owner: James C. Swartz
Location: NE/Corner York Road & Willow Avenue
Existing Zoning: BR-CSA
Proposed Zoning: Variance to permit 20 parking spaces in lieu of the required 32 spaces and to permit a side setback of 12' in lieu of the required 30'.

Acres: 14,242 square feet
District: 9th

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Prior to new installation/s of fuel burning equipment the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five(5) square feet or more.

Very truly yours,

Jan J. Forsey
Jan J. Forsey, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James C. Swartz

Location: NE/Corner York Road & Willow Avenue

Item No.: 197

Zoning Agenda: Meeting of April 28, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. McGehee*
Planning Bureau
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Charles E. (Bud) Burnham
SUBJECT: Zoning Advisory Committee Meeting of April 28, 1981

Date: May 8, 1981

ITEM NO. 195 Standard comment
ITEM NO. 196 See Comment
ITEM NO. 197 Standard Comment
ITEM NO. 198 Standard Comment
ITEM NO. 199 See comment
ITEM NO. 200 See comments
ITEM NO. 201 See comments
ITEM NO. 202 See comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubet, Superintendent

Towson, Maryland - 21204

Date: April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 28, 1981

RE: Item No: 195, 196, 197, 198, 199, 200, 201, 202
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population

Very truly yours,

Nick Petrovich
Nm. Nick Petrovich, Assistant
Department of Planning

RNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
FROM: Norman E. Gerber, Director
SUBJECT: Petition No. 82-19-A Item 197

Date: July 1, 1981

Petition for Variance
Northeast corner of York Road and Willow Avenue
Petitioner- James C. Swartz

Ninth District

HEARING: Wednesday, July 15, 1981 (1:30 P.M.)

If granted it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:cb

MARYLAND SURVEYING AND ENGINEERING CO., INC.

7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
Subsidiary of LYON ASSOCIATES, INC.
BALTIMORE, MARYLAND 21207
TELEPHONE: 301-944-9291
ENGINEERING SURVEYING PLANNING

Metes and Bounds Zoning Description
200-204 York Road

BEGINNING FOR THE SAME at a point where the East side of York Road (State Route #45) 66 feet wide intersects the North side of Willow Avenue, 40 feet wide and; running thence along the East side of said York Road North 12°18'35" East 109.69 feet; thence leaving said York Road South 83°03'25" East 147.45 feet to the West side of a 15 foot alley; thence along the West side of said 15 foot alley, with the use thereof in common, South 12°18'35" West 88.97 feet to the North side of said Willow Avenue; thence running along the North side of said Willow Avenue North 89°39'25" West 150.00 feet to the place of beginning.

Containing in all 14,242 square feet or 0.327 acres, more or less.



Signed This 13TH day APRIL 1981

SCALE: _____ ft. - 1 inch

File No. 2602-006-02

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance

LOCATION: Northeast corner of York Road and Willow Avenue

DATE & TIME: Wednesday, July 15, 1981 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 20 parking spaces in lieu of the required 32 spaces, and to permit a side yard setback of 12 feet in lieu of the required 30 feet.

The Zoning Regulations to be excepted as follows:

Section 409.2b(3) - Minimum required off-street parking spaces
Section 238.2 - Minimum side yard setback in a B.R. Zone

All that parcel of land in the Ninth District of Baltimore County.

Being the property of James C. Swartz, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, July 15, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of May, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner James C. Swartz

Petitioner's Attorney E. Harrison Stone, Esq.

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 6/27/81

Posted for: *Notice for the case*

Petitioner: *James C. Swartz*

Location of property: *NE corner of York Rd. & Willow Ave.*

Location of Signs: *along sidewalk & sign on lot*

Remarks: *See above*

Posted by: *William E. Hammond* Date of return: 7/13/81

Number of Signs: 1

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner of York Rd. & Willow Ave.
James C. Swartz - Petitioner
Case #82-19-A

Dear Mr. Stone:

This is to advise you that \$56.38 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 14 day of April, 1981.

Filing Fee \$ 75.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 197

Petitioner James C. Swartz Submitted by Lyon Assoc. - Phil Rozelle

Petitioner's Attorney E. Harrison Stone Reviewed by UCU 944-9112

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>UCU</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map # 3C									

Item # 197

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

June 17, 1981

NOTICE OF HEARING

RE: Petition for Variance
NE/c York Rd. & Willow Ave.
James C. Swartz - Petitioner
Case No. 82-19-A

TIME: 1:30 P.M.

DATE: Wednesday, July 15, 1981

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/klr

cc: Taco Bell
Thomas Mueller, Reg. Manager
14 Baltistan Court
Baltimore, MD 21237

Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, MD 21207

The Essex Times

Essex, Md., June 19, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of successive

weeks before the day of

1981.

William E. Hammond Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096957

DATE: 7/15/81 ACCOUNT: 01-662

AMOUNT: \$56.38

RECEIVED: E. Harrison Stone

FOR: Posting & Advertising of Case #82-19-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 21, 1981

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
NE/corner of York Rd. & Willow Ave.
9th Election District
James C. Swartz - Petitioner
NO. 82-19-A (Item No. 197)

Dear Mr. Stone:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 25, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of successive weeks before the day of

1981.

appearing on the day of

1981.

THE JEFFERSONIAN,
William E. Hammond Manager.

Cost of Advertisement, \$ 74.00

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance
LOCATION: Northeast corner of
York Road and Willow Avenue
DATE & TIME: Wednesday, July
15, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson, Mary-
land

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance to permit
20 parking spaces in lieu of the re-
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side yard setback of 12 feet in lieu
of the required 30 feet.

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Section 238.2-Minimum side yard
setback in a B.R. Zone

All that parcel of land in the
Ninth District of Baltimore County
More and bounds being describ-
ed as follows:
Section 238.2-Minimum side yard
setback in a B.R. Zone

Beginning for the same at a
point where the East side of York
Road (State Route 451) 66 feet
wide intersects the North side of
Willow Avenue, 40 feet wide, and
running thence along the East side
of said York Road South 12° 12' 15" E
East 106.08 feet thence South 12° 12' 15" E
East 106.08 feet to the West side of
a 15 foot alley thence along the
West side of said 15 foot alley
South 12° 12' 15" West 28.97 feet to
the North side of said Willow Ave-
nue thence running along the
North side of said Willow Avenue
North 89° 39' 25" West 150.00 feet to
the place of beginning.

Containing in all 14,242 square
feet or 0.322 acres, more or less.
Being the property of James C.
Swartz, as shown on plat filed
with the Zoning Department.

Hearing Date: Wednesday, July
15, 1981 at 1:30 P.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

June 25,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096936

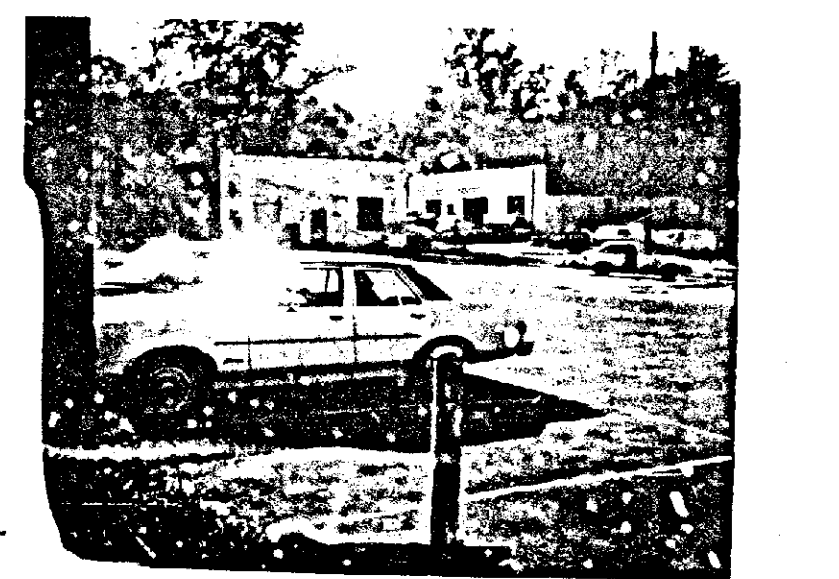
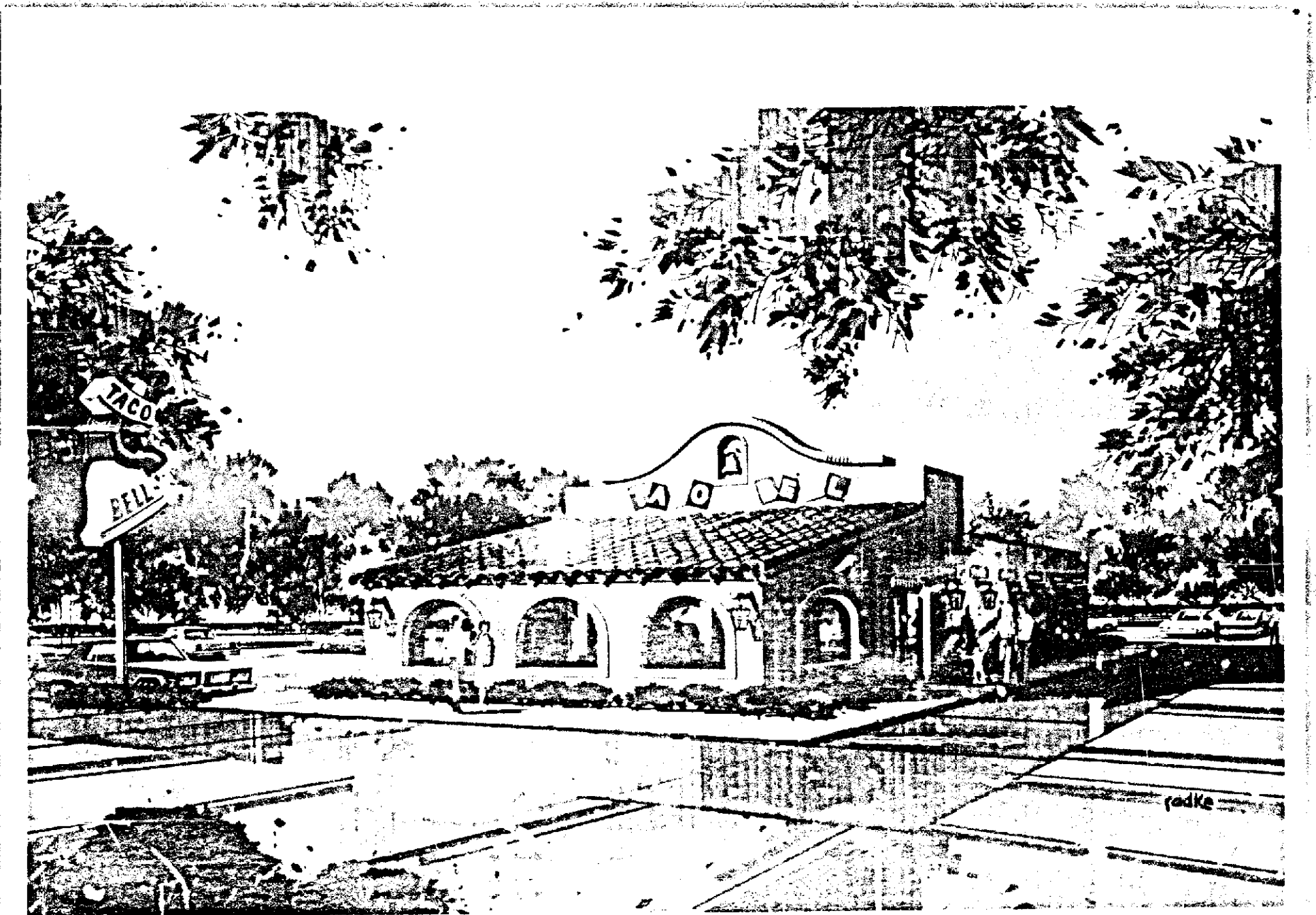
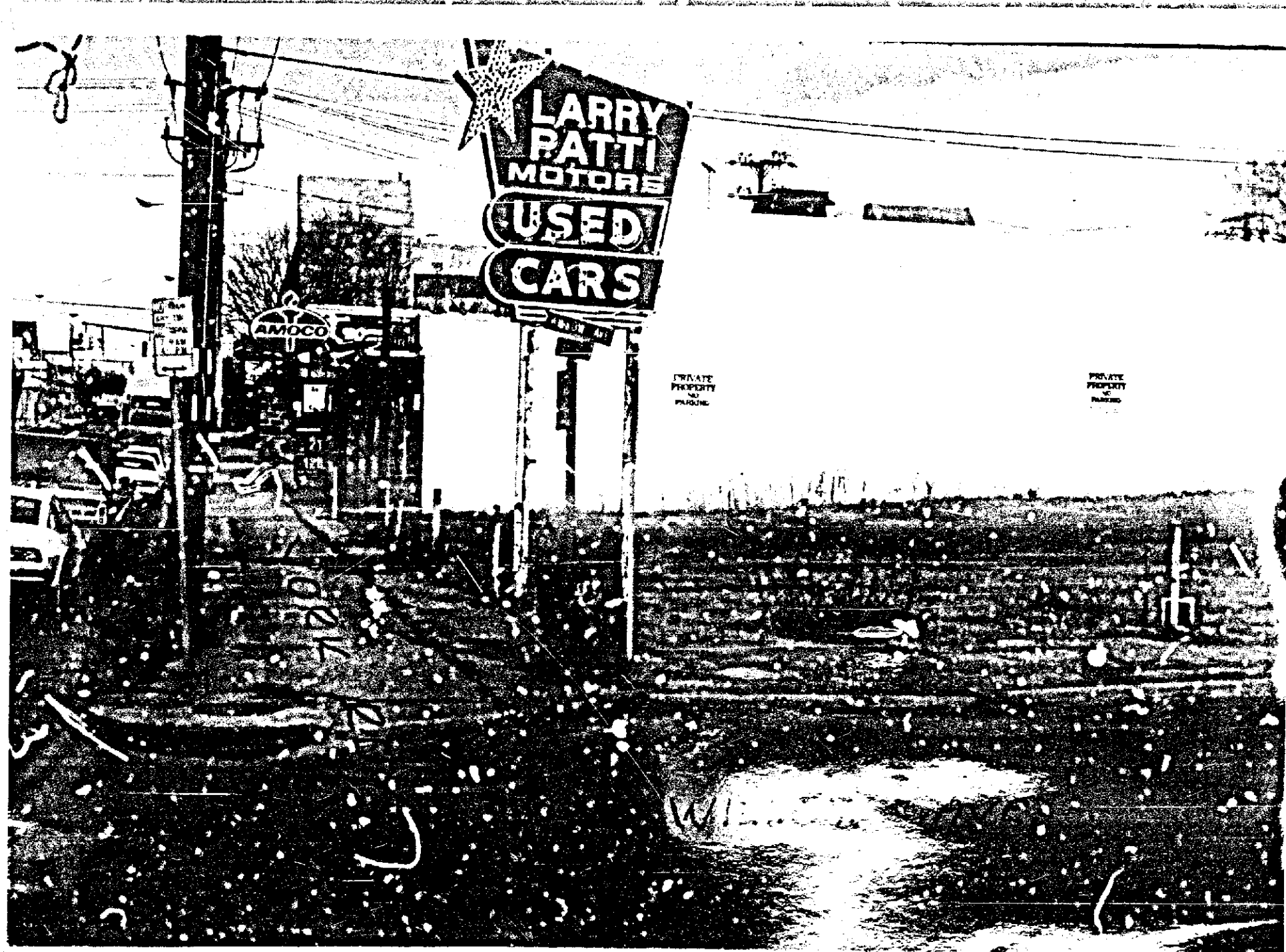
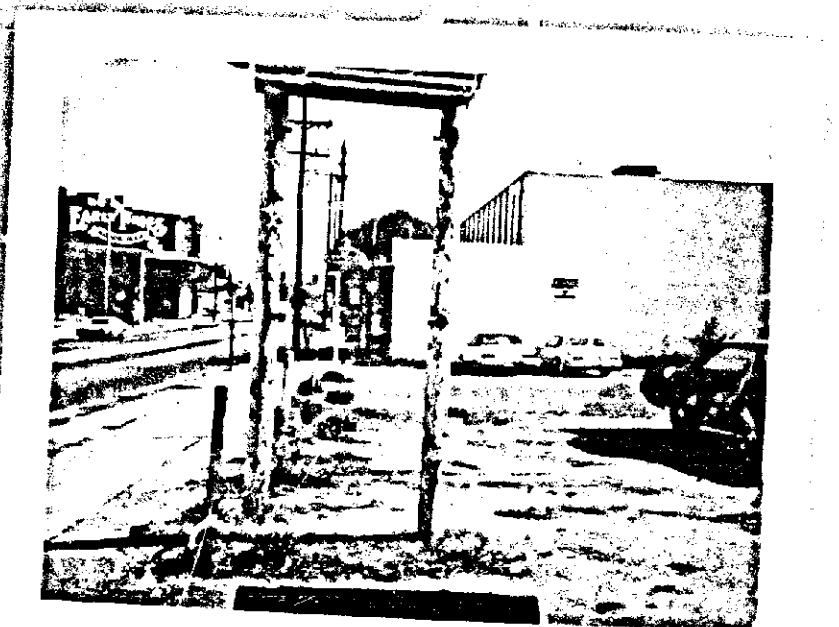
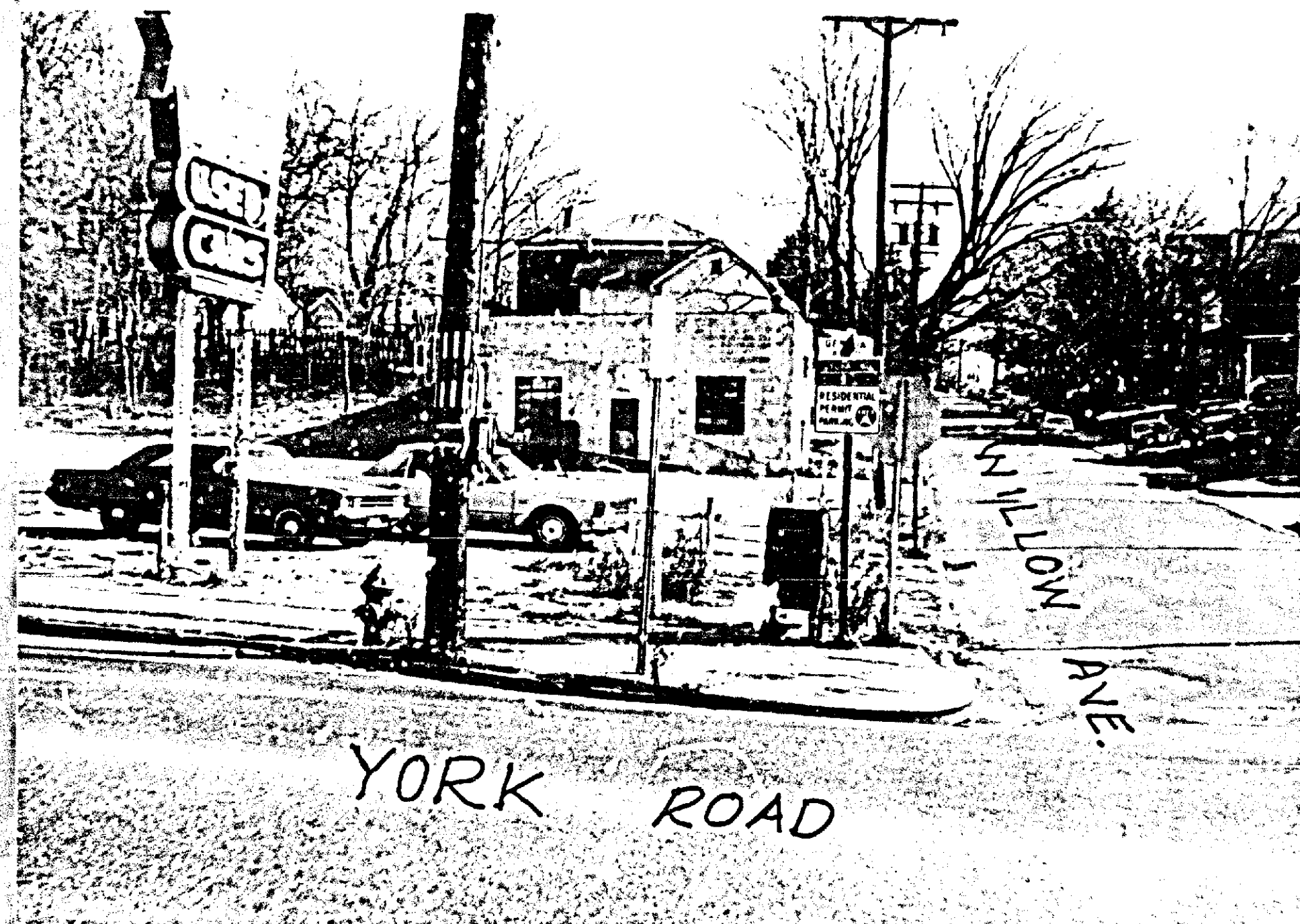
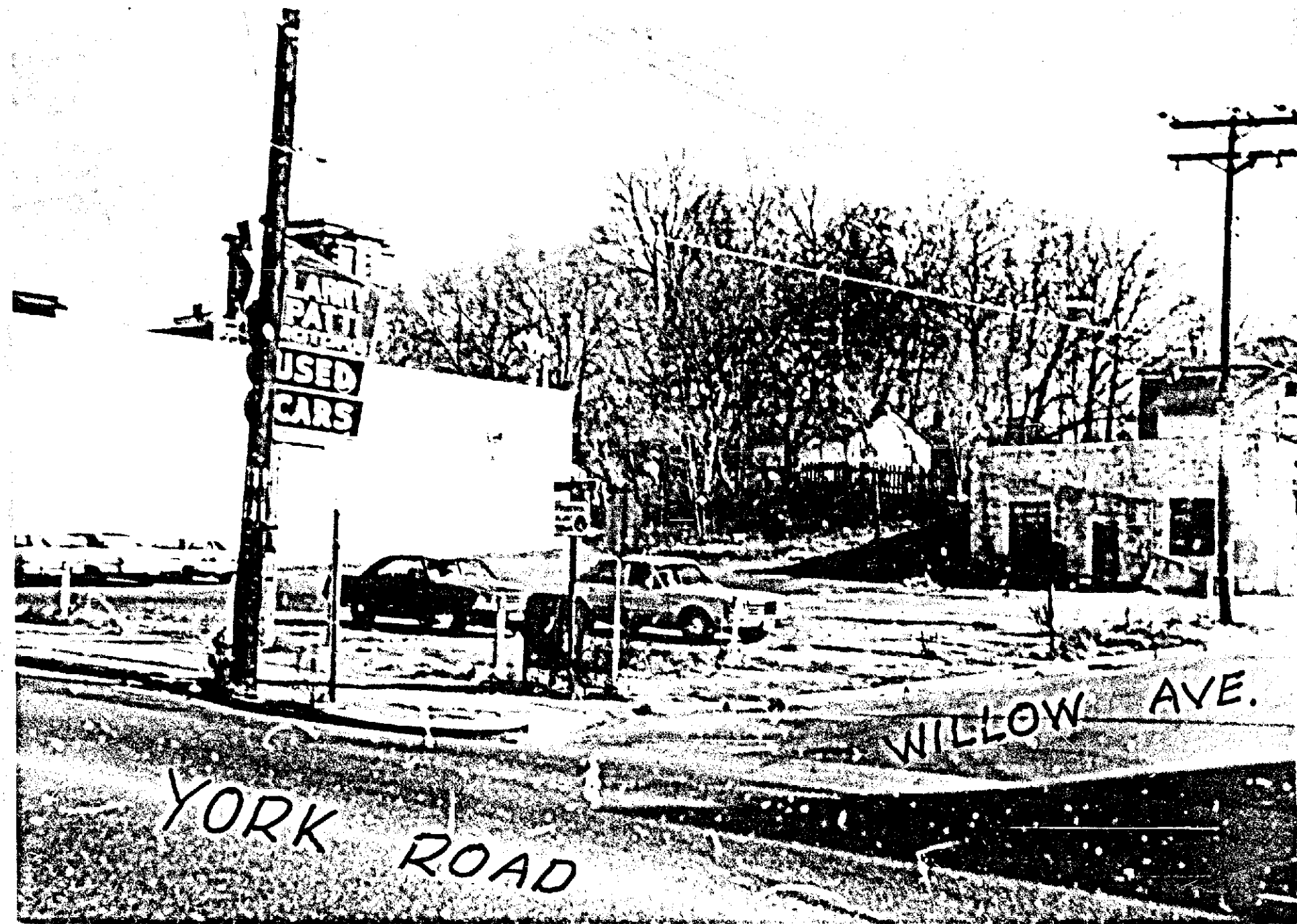
DATE: June 16, 1981 ACCOUNT: 01-662

AMOUNT: \$56.38

RECEIVED: Lyon Associates, Inc.

FOR: Filing Fee for Case #82-19-A

VALIDATION OR SIGNATURE OF CASHIER



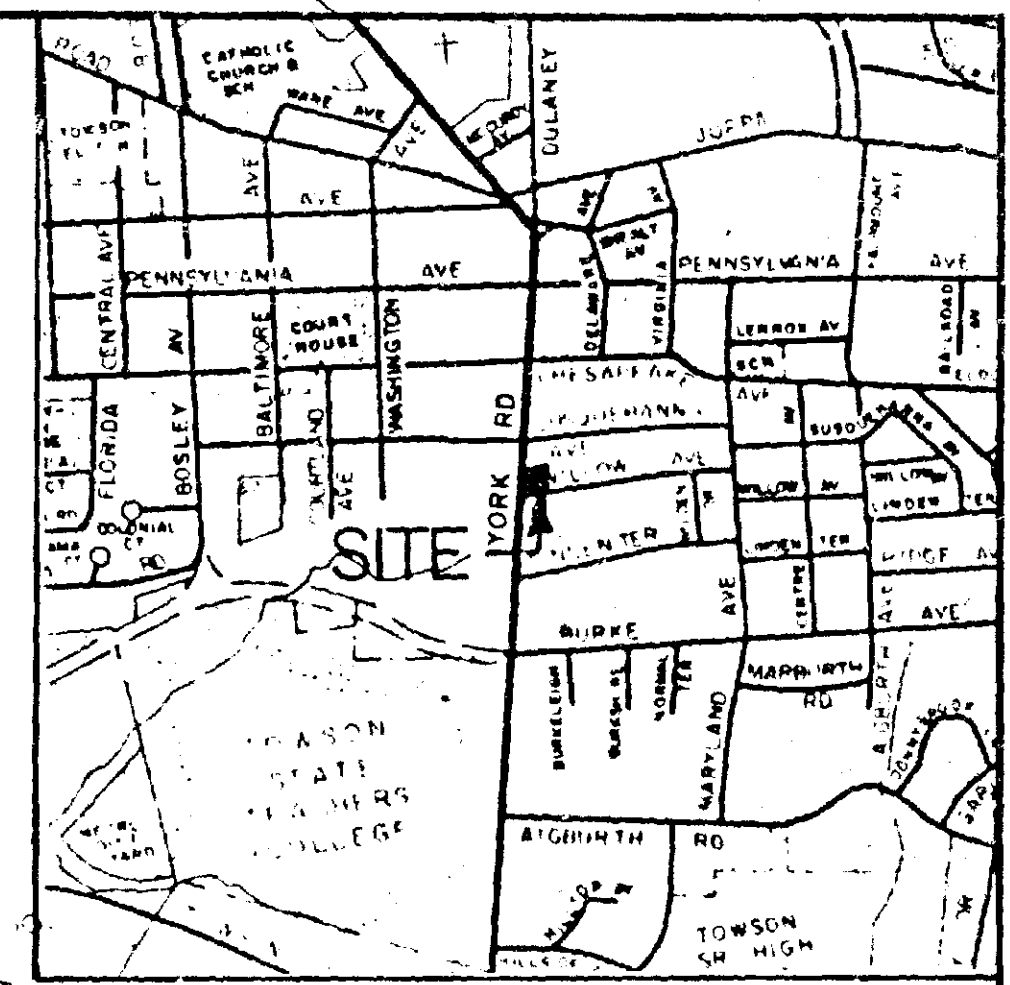


CERTIFICATION NOTES:
DEVELOPER/LANDOWNER'S
I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING,
CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE
PURSUANT TO THIS PLAN.

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
BY OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM
STANDARDS OF THE BALTIMORE COUNTY DEPARTMENT OF
PUBLIC WORKS AND THE BALTIMORE COUNTY SOIL
CONSERVATION DISTRICT.

RESPONSIBLE PERSONNEL CERTIFICATION
I/WE HEREBY CERTIFY THAT ANY RESPONSIBLE
PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT
WILL HAVE A CERTIFICATION OF AT LEAST ONE (1) HOUR
DEPARTMENT OF NATURAL RESOURCES' APPROVED TRAINING
PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION
BEFORE BEGINNING THE PROJECT.

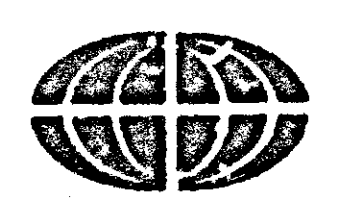
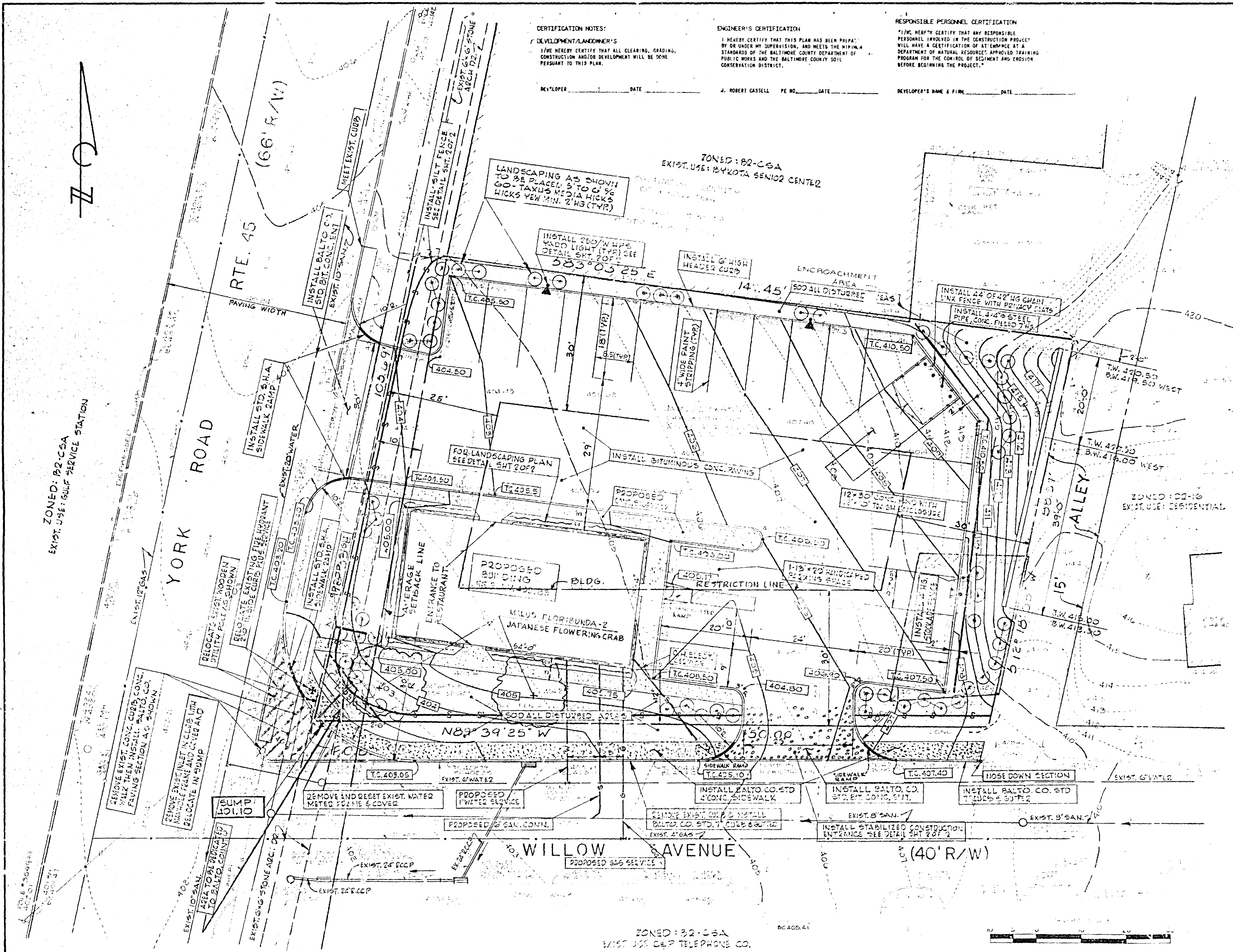
DEVELOPER _____ DATE _____ J. ROBERT CASSELL PE NO. _____ DATE _____ DEVELOPER'S NAME & FIRM _____ DATE _____



LOCATION MAP
SCALE: 1"=1000'

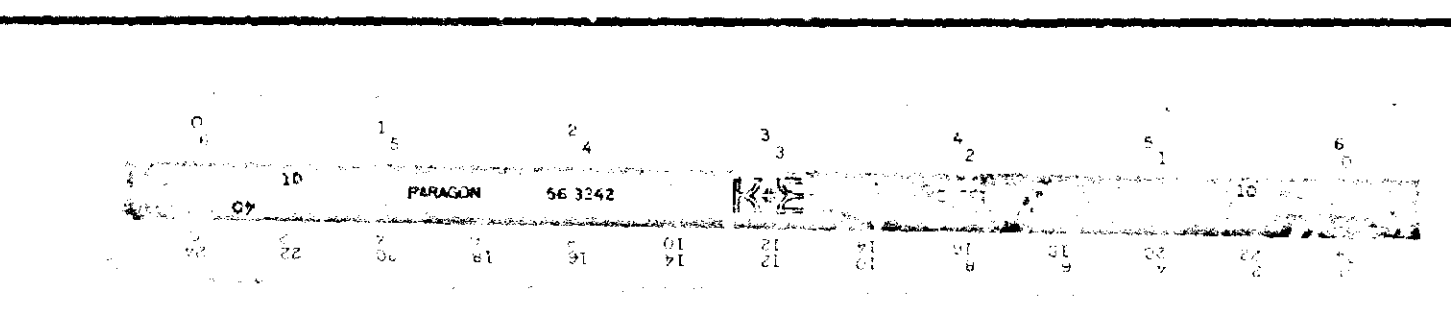
- GENERAL NOTES:
- 1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM.
TRAVERSE STATIONS
X 5059 N3643.16 E3494.22
X 5060 N35979.72 E3392.84
 - 2) ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY BENCH MARK NO. X5060
"X" CUT IN W. RIM OF C&P MH ON THE WEST SIDE OF YORK RD. AT
LINDEN AVE.
 - 3) UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY
FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE
VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY
OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST
VERIFY ALL USCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY
COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - 4) THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED
FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE
UNTIL ACTUAL CONSTRUCTION.
 - 5) UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
 - 6) AREA NOTES:
A) AREA: 0.327 ACRES ±
14241.85 SQ. FT.
B) AREA DISTURBED BY NEW CONSTRUCTION:
14,241.85 SQ. FT.
C) AREA TO BE PAVED: 0.182 ACRES ±
7,921.00 SQ. FT.
D) LANDSCAPE AREA: 0.083 ACRES ±
3,603.00 SQ. FT.
 - 7) EXISTING ZONING: BR-CS-A
PROPOSED ZONING: NO CHANGE
(VARIANCE FROM 32 PARKING SPACES NEEDED TO 20 PARKING SPACES PROPOSED)
A EXISTING 30 FT. SIDEYARD SETBACK LINE ON WILLOW AVE. TO A 12
FT. BUILDING SETBACK LINE.
 - 8) PROPERTY OWNER:
JAMES C. SWARTZ 424 YORK ROAD, TOWSON, MARYLAND
E.H.K. JR., 5754/069
 - 9) PARKING REQUIREMENTS:
1 SPACE FOR EVERY 50 SQ. FT. OF FLOOR SPACE, = 1,583.82 SQ. FT.
OF FLOOR SPACE
32 SPACES REQUIRED
20 SPACES PROVIDED INCLUDING 1 HANDICAPPED SPACES

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCES



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION



PLAN PREPARATION	
DRAWN BY	DATE
DESIGNED BY	SCALE 1" = 10'
CHECKED BY	

**SITE PLAN
TACO BELL**
2121 CORPORATE DRIVE MARIETTA, GA. 30067
200-204 YORK ROAD
9th ELECT. DIST. TOWSON, MD 21204

DRAWING NO.
2602-06-02
SHEET NO.
1 of 1